

EURO PARTNER

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Code :	00202
Location :	Sveti Lovreč
Building area :	170 m2
Land area :	1431 m2
Number of bedrooms :	4
Number of bathrooms :	4
Distance from the center :	5 km
Distance from the sea :	15 km

Price : 470.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2012

AREAS & SPACES

Storage room :	Yes
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AMENITIES

Number of parking spaces :	4
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Water :	Yes
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In the vicinity of Svetog Lovreč, we offer for sale this beautiful house with two separate apartments.

The house covers an area of

170 m2 on two floors, which are in the nature of two residential units with separate entrances.

Each apartment consists of an open space concept that unites the living room, dining room and kitchen, two bedrooms and a bathroom. There is a fireplace in the living room, which provides a special atmosphere in the winter months.

In the spacious garden there is a 32 m2 swimming pool, a sun deck and a summer kitchen that allows for outdoor dining and socializing with family and friends in the warmer months.

The house also has a large yard surrounded by beautiful nature.

The house is fully air-conditioned and every apartment has a wood-burning fireplace.

It is also important to note that this house is very interesting due to its

location near the towns of Vrsar, Poreč and Rovinj.

Sveti Lovreč is located on the western part of the Istrian peninsula. This hidden gem is one of the best preserved medieval fortified towns in Istria. The settlement got its name from the church of St. Lovre, which dates back to the 8th century, while the Romanesque bell tower was added to it in the 11th century, and is located in the local cemetery not far from the village.

The circular shape of the settlement dates back to prehistoric times, when there was a castle on the same hill. Already in the Byzantine era, Lovreč was fortified with ramparts and towers, which were later thoroughly renovated on several occasions, and most of the fortifications visible today originate from the Venetian era, when Sveti Lovreč was the headquarters of the military administration of the entire Venetian part of Istria.

The surroundings of St. Lovreč are surrounded by numerous smaller villages where numerous beautiful villas have sprung up. It is important to note that Sveti Lovreč is becoming a sought-after tourist destination and an extremely sought-after destination for construction and living.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.